

**MINUTES OF THE
CUMBERLAND COUNTY PLANNING COMMISSION
Old Clerk's Office
Cumberland, Virginia
Workshop
August 2, 2005, 7:00 P.M.**

Present: Bill Burger, Chairman, District 3
Parker Wheeler, Vice-Chairman, At-Large
Roland Gilliam, District 5
David Brown, District 4
Keith Oulie, At-Large
Bill Osl, Board Representative

Absent: Patrick Smook, District 1
Zeke Sanderson, District 2

Also Present: Catherine Kahl, Planner/Zoning Administrator

Chairman Burger called the meeting to order and a quorum was established.

The first item for discussion was the land use plan and map timeframe. The following issues were discussed regarding planning:

1. Catherine Kahl stated that the first phase should be for fact-finding, creating tools for decision-making, being sponges for planning models, and general information about land use.
2. The second phase should be applying decision-making tools to what has been learned in Phase I.
3. Commissioner Oulie and Supervisor Van Petty were asked to give a report on the recent training they received in Roanoke on the legal aspects of planning, zoning, and land use.
4. Others, such as the following, should be contacted for input: Piedmont Environmental Council, Friends of the Earth, etc. It was determined these meetings should be split into two sessions on different days in August and September.
5. A copy of the current building report was asked to be made available for review and discussion.

A PC Workshop date of Tuesday, August 30 at 4:30 pm in the Old Clerk's Office was set. There will be 2 consultants from the Farm Bureau, and one from Virginia Tech to give a presentation on land use planning with a question/answer period.

In an aside, Chairman Burger asked Supervisor Bill Osl about the reservoir status. The application has been filed and it could take 6 months or 6 years to go through the entire process. It was stated that Newport News has been working on their application for 20 years. Henrico does not need the water until 2017, with construction projected to begin in 2012. Since Henrico is driving the process, it is on their timetable. However, Supervisor Osl stated that Cumberland will definitely profit from the joint venture.

In another aside, Supervisor Osl was asked about the Landfill RFP. The county has been contacted by several companies. The deadline for response is October 3rd, and the location and transportation routes for the landfill are still to be identified.

He also stated that having the Comprehensive Plan and Municipal Code online was mentioned by company executives who contacted him. It was said to be a positive tool by those who used it, and it brought company interest to Cumberland, according to Supervisor Osl.

The next item for business was the Meeks proposal for the old elementary school. Catherine is supposed to meet with the Meeks regarding the site plan they provided. It was not considered acceptable as submitted. She will report on the status of the proposal at the next Commission meeting.

VDOT, the Planning Commission, and the Board of Supervisors are to meet in a joint workshop on the over 100 changes proposed to the subdivision ordinance of the Cumberland County Code, to make us compatible with VDOT changes which came into effect on January 1, 2005. The proposed changes are not seen to be substantive in terms of Cumberland Code, but we are asked to comply with what VDOT has stated as standardizing the new language. Consensus was reached that changes need to be made and that the process should be speedily moved along to make Cumberland compliant, as determined in the joint workshop, with what VDOT is asking.

They next item was the possibility of adding a member of the Planning Commission to the Water/Sewer Advisory Board. Since these are appointments by the BOS, it instead was determined that Catherine Kahl would ask that a copy of the minutes of the advisory meetings be sent to her for sharing of relevant information with the Commission. Consensus was also reached on asking Jerry Giles, Cumberland County Director of Public Works, and a member of the advisory committee, to give a status report at a Commission workshop.

Consensus was also reached that a calendar of events be set up for the entire year, with such speakers as Jerry Giles, Sherry Swinson, Assistant County Administrator and Director of Economic Development, and Lee Leeds, Building Inspector be scheduled for periodic presentations. Other consultants or specialists could be added as needed.

It was determined that a Planning Commission field trip to visit the county pump stations and view where the water would be located was to be set up for early September, and this would also be the meeting time with Jerry Giles.

A motion was introduced by Commissioner Wheeler to appoint Catherine Kahl as Clerk of the Planning Commission, seconded by Commissioner Gilliam, and the vote was as follows:

Bill Burger – aye
Parker Wheeler – aye
David Brown - aye

Roland Gilliam - aye
Keith Oulie - aye

Under Commissioner's Comments:

Commissioner Zeke Sanderson, who is leaving the commission, sent his regrets for not attending.

Catherine was asked about the exact boundaries of the village area and how they would be managed. She responded that the village will be managed as part of the overall land use, with decisions about "clean edges" and buffer zones from surrounding areas decided as land use questions are answered.

Commissioner Wheeler asked that Jerry Giles be asked to a PC meeting ASAP for information exchange. He suggested that the pumping station field trip be conducted by Jerry, and that a question and answer session be a part of the time spent together.

It was asked what the status and capacity of the water tower will be. It was stated that the clearing of the land and concrete footings were done. It was stated that the capacity is 285,000 gallons, which can be pumped at 100 gallons per minute. This can be doubled to 200 gallons per minute and the initial demand is for 28,000 gallons per day.

There are two phases to the project, which is to continue down Bear Creek. The Conference Center is projected to be ready in 6 months.

Supervisor Osl suggested that the "Friday Memo" model used by the County Administrator for the BOS be used by the Planner and the Commission to bring them current concepts and info of interest regarding land use, for discussion at meetings.

Chairman Burger asked Supervisor Osl how the BOS had responded to the R2-5. He replied comments had ranged from “specify what highways will be affected,” to the code being “anti-business”, “anti-growth,” and “very difficult for business.” Further, he mentioned concerns about putting an ordinance like this into place before completing the future land use and map. Also, the BOS expressed concern that some parts were too specific.

The conversation then turned to revisiting what the intention of R2-5 is and considering alternatives for the intention of preventing uncontrolled growth. Discussion involved down-zoning the area by returning to A-2 zoning, but centered around the fact that it was important to manage growth – either with the R2-5, which was specifically considered to accomplish this, or a modified version of it.

Catherine Kahl stated that other models need to be investigated, and this might or might not alter the idea/format of the R2-5. She stated all commissioners need to approach ideas with an open mind, and no model will fill all needs for all parts of the county, including the R2-5. It was like putting the cart before the horse until land use and mapping were accomplished. She agreed to begin to send additional models of zoning to manage growth in the “memo” packets to be initiated.

The joint workshop session on August 18 with the BOS and VDOT was again mentioned.

On a motion by Commissioner Oulie, seconded by Commissioner Brown, and carried, the meeting was adjourned until the regularly scheduled meeting on August 15, 2005.

Attested:

Chairman

Date

Clerk

Date